

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



INDIANA GOVERNMENT CENTER NORTH
 100 NORTH SENATE AVENUE N1058(B)
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Ratio Study Narrative 2022

General Information	
County FOUNTAIN	

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Cathi Gould	317-402-7262	cathi.gould@tylertech.com	Tyler Technologies

Sales Window	1/1/2021 to 12/31/2021
If more than one year of sales were used, was a time adjustment applied?	If no, please explain why not.
	If yes, please explain the method used to calculate the adjustment.

Groupings

Please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market.

****Please note that groupings made for the sole purpose of combining due to a lack of sales with no similarities will not be accepted by the Department****

Grouped ResImp 1 – Jackson, Richland, Shawnee small primarily rural area with mostly farm and few sales that are not ag related.

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

Property Type	Townships Impacted	Explanation
Commercial Improved Increase	Davis	Parcel changed from ag to ind, and 740,000 imp added
	Fulton	Cost tables, new construction
	Logan	Cost tables, new construction
	Millcreek	Cost tables, cyclical review,
	Richland	Cost tables, new construction
	Troy	Cost tables, new construction
	Van Buren	Cost tables, new construction, new building added 850,500
Commercial Vacant Decrease	Troy	Class changed from vacant to improved
Industrial Improved Increased	Cain	Cost tables, cyclical review
	Jackson	Cost tables, cyclical review
	Logan	Cost tables no other changes
	Richland	Cost tables, 2 parcels with large added additions
Industrial Vacant		

Residential Improved Increase	Cain	Cost table increase, new construction, and neighborhood factors increased by 10 based on increased sale prices
	Davis	Cost table increase, new construction, and neighborhood factors increased by 10 based on increased sale prices
	Jackson	Cost table increase, new construction, and neighborhood factors increased by 10 based on increased sale prices
	Logan	Cost table increase, new construction, and neighborhood factors increased by 10 based on increased sale prices
	Millcreek	Cost table increase, new construction, and neighborhood factors increased by 10 based on increased sale prices
	Richland	Cost table increase, new construction, and neighborhood factors increased by 10 based on increased sale prices
	Shawnee	Cost table increase, new construction, and neighborhood factors increased by 10 based on increased sale prices
	Troy	Cost table increase, new construction and neighborhood factors increased by 10 based on increased sale prices
	Van Buren	Cost table increase, new construction, and neighborhood factors increased by 10 based on increased sale prices
	Wabash	Cost table increase, new construction, and neighborhood factors increased by 10 based on increased sale prices
Residential Vacant		

Cyclical Reassessment
Please explain which townships were reviewed as part of the current phase of the cyclical reassessment.
Cain Jackson Millcreek

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.
Land order will be completed using sales from the current cyclical revaluation and applied during the cyclical revaluation starting this year

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Comments

In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor's office, or any other information deemed pertinent.
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Effective age calculator is used during field review and collection of new construction.
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